

**PUBLIC HEARING**  
**PEMM LLC and/or Individual(s) or Affiliate(s),**  
**Subsidiary(ies), or Entity(ies) formed or to be**  
**formed on its behalf**

Public Hearing to be held on November 1, 2021 at 2:00 p.m.  
at Town of Niagara, Town Hall

Andrea Klyczek: *Welcome. This public hearing is now open; it is 2:00 p.m. My name is Andrea Klyczek, I am the Assistant Director of the Niagara County Industrial Development Agency, and I have been designated by the Agency to be the hearing officer to conduct this public hearing. Notice of this public hearing was published in the Niagara Gazette.*

*We are here to hold the public hearing on PEMM LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf. The transcript of this hearing will be reviewed and considered by the Agency in determination of this project.*

*The proposed project (the "Project") includes the build out of a full travel center on three vacant parcels of land located at 6000 Porter Rd. in the Town of Niagara. PEMM LLC will build a travel center to include food accommodations for travelers and a service area for trucks that will provide maintenance and repairs. There will also be a weight station for trucks, to assist in meeting interstate transfer requirements and amenities available for those industry employees who require additional accommodations. PEMM LLC will service the tourist busses and host tourism materials, promoting local attractions. There will be refueling canopies to serve both the traditional travel, as well as the diesel consumer.*

*The NCIDA has determined that based on year 2019 Census data, the poverty rate for the adjacent census tract was 25.70% and the unemployment rate was 1.41 times the state average, for the year to which the date related, with respect to the adjacent census tract in which the Project is located enabled the Agency to determine that the Project is located in a "highly distressed area".*

*The project application and project summary are posted on the Agency's website at [niagaracountybusiness.com](http://niagaracountybusiness.com) and I have copies with me today.*

*The proposed financial assistance contemplated by the Agency includes New York State and local sales and use tax exemption benefits and mortgage recording tax exemption benefits (in compliance with Agency's uniform tax exemption policy).*

*If you have a written comment to submit for the record, you may do so. Written comments may also be delivered to Agency at 6311 Inducon Corporate Drive, Suite One, Sanborn, New York 14132 until the comment period closes on November 3, 2021.*

*We have received letters of support for this project from Frank's Vacuum Truck Service, Inc. and Niagara Falls Center for Tourism, LLC. These letters will be included into the record, in their entirety. We also received an email from Niagara Falls USA, the regional tourism agency, which I will read into the record now.*

*From Andrea Czopp, Vice President of Operations*

*This project will serve two needed benefits for the tourism industry. First, it will provide our motorcoach groups with an elevated customer experience at a facility that is tailored specifically for high volume traffic. Additionally, many of the motorcoach operators currently idle in the downtown tourism district while they wait for their groups. This can often contribute to traffic issues on high volume days. Motorcoach operators will now have a location within close proximity to downtown where they can wait for their groups, providing much needed relief on downtown streets.*

*If anyone is interested in making a comment, please, state your name and address; if you are representing a company, please identify the company. Hearing no comments, I will now adjourn the meeting. It is now 2: p.m. Thank you.*

**SIGN IN SHEET  
PUBLIC HEARING**

November 1, 2021 at 2:00 p.m.  
Town of Niagara, Town Hall

regarding:

**PEMM LLC and/or Individual(s) or Affiliate(s), Subsidiary(ies),  
or Entity(ies) formed or to be formed on its behalf**

Name	Company and/or Address	X box to speak/ comment
JOHN SHOEMAKER	NCRPTS	

**NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

**PUBLIC HEARING FOR PEMM, LLC**

November 1, 2021

2:00 P.M.

Taken at: Town of Niagara Town Hall

1           PRESENT:    ANDREA KLYCZEK,  
                          Assistant Director,  
2                        Niagara County Industrial  
                          Development Agency.  
3                        Appearing as Hearing Officer.

4                        SUSAN LANGDON  
                          Executive Director  
5                        Niagara County Industrial  
                          Development Agency

6           REPORTED BY:   DAWN M. SITERS,  
7                        Court Reporter.

8  
9                        ATTENDANCE NOTED ON ATTACHED SIGN-IN SHEET

10  
11                        MS. KLYCZEK:            Welcome.

12           This public hearing is now open.  It is 2:00 p.m.

13                        My name is Andrea Klyczek.  I am  
14           Assistant Director of the Niagara County Industrial  
15           Development Agency, and I have been designated by  
16           the Agency to be the hearing officer to conduct this  
17           public hearing.

18                        Notice of the public hearing was  
19           published in the Niagara Gazette.

20                        We are here to hold the public  
21           hearing on PEMM, LLC, and/or individuals or  
22           affiliates, subsidiaries, entities formed, or to  
23           be formed, on its behalf.

1                   The transcript of this hearing  
2 will be reviewed and considered by the Agency in  
3 determination of this project.

4                   The proposed project includes the  
5 build out of a full travel center on three vacant  
6 parcels of land located at 6000 Porter Road in the  
7 Town of Niagara. PEMM, LLC will build a travel  
8 center to include food accommodations for travelers,  
9 and a service area for trucks that will provide  
10 maintenance and repairs. There will also be a weigh  
11 station for trucks to assist in meeting interstate  
12 transfer requirements and amenities available for  
13 those industry employees who require additional  
14 accommodations.

15                   PEMM, LLC will service the tourist  
16 buses, and host tourism materials promoting local  
17 attractions. There will be refueling canopies to  
18 serve both the traditional traveler, as well as the  
19 diesel consumer.

20                   The NCIDA has determined that  
21 based on year 2019 Census data, the poverty rate for  
22 the adjacent Census tract was 25.7 percent, and the  
23 unemployment rate was 1.41 times the state average

1 for the year to which the date related with respect  
2 to the adjacent census tract in which the Project is  
3 located enabled the Agency to determine that the  
4 Project is located in a highly distressed area.

5 The Project application and  
6 Project summary are posted on the Agency's website  
7 at *niagaracountybusiness.com*, and I have copies with  
8 me today.

9 The proposed financial assistance  
10 contemplated by the Agency includes New York State  
11 and local sales and use tax exemption benefits and  
12 mortgage recording tax exemption benefits in  
13 compliance with the Agency's uniform tax exemption  
14 policy.

15 If you have a written comment to  
16 submit for the record, you may do so. Written  
17 comments may also be delivered to the Agency at  
18 6311 Inducon Corporate Drive, Suite One, Sanborn,  
19 New York 14132 until the comment period closes on  
20 November 3, 2021.

21 We have received letters of  
22 support for this project from Frank's Vacuum Truck  
23 Service, Inc., and Niagara Falls Center for Tourism,

1 LLC. These letters will be included into the record  
2 in their entirety.

3 We also received an e-mail from  
4 Niagara Falls USA, the regional tourism agency,  
5 which I will read into the record now.

6 From Andrea Czopp, Vice President  
7 of Operations, Niagara Falls Center, Niagara Falls,  
8 USA.

9 This project will serve two needed  
10 benefits for the tourism industry. First, it will  
11 provide our motorcoach groups with an elevated  
12 customer experience at the facility that is tailored  
13 specifically for high-volume traffic. Additionally,  
14 many of the motorcoach operators currently idle in  
15 the downtown tourism district while they wait for  
16 their groups. This can often contribute to traffic  
17 issues on high-volume days. Motorcoach operators  
18 will now have a location within proximity to  
19 downtown where they can wait for their groups,  
20 providing much needed relief on downtown streets.

21 If anyone else is interested in  
22 making a comment, please state your name and  
23 address. If you are representing a company,



1 please identify the company.

2 Hearing no comments, I will now  
3 adjourn this hearing. It is now 2:03 p.m.

4 Thank you.

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6 (Off the record at 2:03 p.m.)

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